

HEARING DATE: October 27, 2016

ITEM NO.: 2

TIME: 10:15 am

TO: Placer County Planning Commission

FROM: Environmental Review Committee

DATE: October 11, 2016

**SUBJECT: PALISADES AT SQUAW DRAFT ENVIRONMENTAL IMPACT REPORT
(PLN15-0143)
PUBLIC REVIEW AND COMMENT
SUPERVISORIAL DISTRICT 5 (MONTGOMERY)**

COMMUNITY PLAN: Squaw Valley General Plan

GENERAL/COMMUNITY PLAN DESIGNATION: HDR DF-20 (High Density Residential - Density Factor -20)

ZONING: HDR DF-20 (High Density Residential - Density Factor -20)

ASSESSOR'S PARCEL NUMBERS: 096-230-052-000 and 096-230-055-000

STAFF PLANNER: Allen Breuch, Supervising Planner

LOCATION: The project site is located in Squaw Valley and is adjacent to State Highway 89 to the east and Squaw Creek to the west, and is approximately 700 feet North West of the entrance of Squaw Valley.

APPLICANT: Vince Sosnkowski, Palisades Development, LLC

PURPOSE OF DRAFT EIR PUBLIC HEARING:

CEQA Guidelines Section 15087 (i), Public Review of Draft Environmental Impact Report (EIR), states: "Public hearings may be conducted on the environmental documents, either in separate proceedings or in conjunction with other proceedings of the public agency. Public hearings are encouraged...as part of the CEQA process.

As part of the County's environmental review process, a public hearing on the Draft Environmental Impact Report is held during the public review period, which is 45 days in this instance, to encourage public comment and community participation. The public hearing provides responsible and trustee agencies, residents, civic organizations and other interested parties with an opportunity to provide comments on the Draft EIR. The 45-day public review period for this project ends November 4, 2016.

It is important to note that the purpose of this meeting is to receive comments on the Draft EIR. To this end, the County's EIR consultant will be present at this meeting to record comments.

This meeting is not an opportunity to discuss the merits of the project, as that discussion will occur at a subsequent hearing on the project entitlements.

All parties who attend the Draft EIR public comment hearing may provide verbal or written comments. Parties who submit comments during the hearing or within the comment period will receive a written "Response to Comments" that is contained in the Final EIR. These same persons will also receive notification of the subsequent hearing to be held on the discretionary permit application.

PUBLIC NOTICES AND REFERRAL FOR COMMENTS:

Public notices were mailed to property owners of record within 300 feet of the project site and all those individuals, civic organizations and entities that specifically requested notice of this proposed Project including all persons and parties that commented on the Notice of Preparation. In addition, notice was provided to the Squaw Valley Municipal Advisory Council (SVMAC), responsible agencies, including but not limited to the Squaw Valley Public Services District, and trustee agencies to which copies of the Notice of Availability of the DEIR were transmitted for review and comment. The DEIR was filed with the State Clearinghouse on September 20, 2016 (State Clearinghouse Number 2015092012). Public comments will be received during the comment period, which occurs from September 20, 2016 through November 4, 2016.

PROJECT DESCRIPTION:

The Palisades at Squaw project is a proposal to subdivide a 19.9 acre undeveloped site with two parcels (APN's 096-230-052 and 096-230-055) into a planned residential development that would include up to 63 residential lots consisting of 33 lots for single-family homes and 30 lots for half-plex units, maintaining a 100-foot wide open space easement along the site's northeastern boundary, a private park, a multipurpose trail easement and supporting infrastructure. On-site improvements will also include a private 24-foot circular roadway with access on Creeks End Court. Natural landscaping will be maintained with proposed landscaping along Squaw Valley Road and Creeks End Court. The subdividing of the properties will include creating 63 single-family lots (building envelope), ranging from 1,907 square feet (3 Bedrooms) to 3,600 square feet (5 bedrooms) with up to 230 bedrooms total at the site.

The Palisades site is located within the boundaries of the Squaw Valley General and Land Use Ordinance and is designated for high density residential. The site is zoned HDR DF-20 (High Density Residential -Density Factor-20). The property is undeveloped with a mixture of conifer trees with granitic glacier boulders running in several linear rows running east to west. The two parcels are divided by the existing, paved Creeks End Court, which provides access to existing residences of the site. Surrounding the site include single-family residential development to the north (The Estates at Squaw Creek); State Route 89 and the Truckee River to the east; commercial development including a 7-11 convenience market and ski rental business to the southeast; Squaw Valley Road and an electrical substation to the south; and Squaw Creek and single-family development to the west.

Access/Circulation

The project site will be accessed via Creeks End Court by way of Squaw Valley Road. The residential lots proposed on the westerly parcel would be accessed via private driveways directly from Creeks End Court. Residential lots on the easterly parcel would be accessed via a looped roadway that would connect with Creeks End Court at two points. The project would be required to construct necessary frontage improvements along Squaw Valley Road, Creeks End Court, and the proposed internal roadway. Parking would be provided in enclosed garages and

on private driveways at each unit. On-street parking along the proposed internal roadway would be prohibited and would feature No Parking signage and red curbs. In addition, a 20- foot-wide snow storage easement would be provided along the proposed roadways.

Utility Improvements

The project would require the extension of infrastructure onto the site to provide water, sewer, electric, and telecommunications services to the proposed development. Underground utilities would connect to existing facilities along Creeks End Court and would be placed in easements along roadways within the development. Domestic water and wastewater conveyance would be provided by Squaw Valley Public Service District (SVPD). Electricity would be provided by Liberty Energy. No off-site improvements are required to serve the project.

Grading and Drainage Improvements

Overall grading for the development of the project site (roadway improvements) would consist of 1,632 cubic yards of cut and 1,524 cubic yards of fill over the entire site. Residential lot grading would be determined at the building permit stage and is not expected to result in substantial alterations of on-site topography. Permanent drainage features would consist of roadside open vegetated swales and vegetated swales connecting to the four proposed infiltration basins to attenuate increased drainage from site development. Other water quality control features include rock-lined ditches, check dams, and construction water quality.

Approval of the Palisades at Squaw project would entail the following approvals:

- Certification of a Final Environmental Impact Report
- Vesting Tentative Map for 63 single-family residences;
- Conditional Use Permit for a planned unit development project with more than 20 residential units; and
- Design Review.

AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED:

CEQA requires that the EIR identify "areas of controversy" that have been raised by either the public or public agencies in the Notice of Preparation (NOP) process. As a part of the NOP process, the County conducted a public scoping session on September 23, 2015, to gather public input on the environmental issues that should be included as part of this Draft EIR. Issues and concerns that were identified at the public scoping session as well as during the NOP process are listed below (The Draft EIR sections that address these concerns are provided in parentheses):

- Recommendation that a wetland delineation be prepared, that the DEIR consider project alternatives which avoid impacts to wetlands, and that impacts to wetlands are adequately mitigated (*Chapter 4.3 Biological Resources*)
- Recommendation that a traffic study be prepared and that the project site be accessed from Squaw Valley Road rather than Creeks End Court (*Chapter 4.12 Transportation and Traffic*)
- Timing of infrastructure construction (*Chapter 4.11 Public Services and Utilities*)
- Emergency egress to State Route (SR) 89 (*Chapter 4.7 Hazards and Hazardous Materials and Chapter 4.12 Transportation and Traffic*)
- Potential need for new fire facilities, equipment, and staff (*Chapter 4.11 Public Services and Utilities*)

- Adequacy of available water supplies and water treatment facilities (*Chapter 4.11 Public Services and Utilities*)
- Capacity of existing sewer facilities (*Chapter 4.11 Public Services and Utilities*)
- Relocation of community dumpster (*Chapter 4.11 Public Services and Utilities*)
- Risk of inundation as a result of dam failure (*Chapter 4.8 Hydrology and Water Quality*)
- Water quality (*Chapter 4.8 Hydrology and Water Quality*)
- Recommendation that the Draft EIR include a multimodal analysis of bicycle and pedestrian trip generation and distribution (*Chapter 4.12 Transportation and Traffic*)
- Project must ensure no net increase in stormwater runoff volumes entering Caltrans' facilities along SR 89 (*Chapter 4.12 Transportation and Traffic*)

SCOPE OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR):

- The Environmental Review Committee (ERC) and EIR Consultant prepared and circulated the Notice of Preparation (NOP) for this Draft EIR on September 2, 2015 in accordance with CEQA Guidelines. An Initial Study Checklist was prepared and circulated as an appendix to the NOP.

The Initial Study Checklist evaluation found that project impacts to the following environmental resource areas would be less than significant without mitigation, and not warrant further analysis in the Draft EIR:

- Agriculture and Forest Resources
- Air Quality (Objectionable odors)
- Biological Resources (Habitat Conservation and Natural Community Conservation Plans)
- Geology and Soils (Septic systems)
- Hazards and Hazardous Materials (Airport and Hazardous materials)
- Hydrology and Water Quality (Flooding and Accidental Inundation)
- Mineral Resources
- Noise (Airport Noise)
- Transportation and Traffic (Air Traffic Patterns)

The Initial Study Checklist identified potentially significant project impacts to the environmental resource areas noted below. These project impacts would be less than significant with implementation of mitigation measures identified in the Draft EIR. A summary of the impacts and mitigation measures identified in the DEIR and the Initial Study can be found in the Executive Summary of the DEIR.

Therefore, the scope of the Draft EIR focused on the environmental resource areas noted below.

- Air Quality (Chapter 4.2)
- Biological Resources (Chapter's 4.3)
- Cultural Resources (Chapter 4.4)
- Geology and Soils (Chapter 4.5)
- Hazards and Hazardous Materials (Chapter 4.7)
- Hydrology and Water Quality (Chapter 4.8)
- Noise (Chapter 4.9)
- Population and Housing (Chapter 4.10)
- Transportation and Traffic (Chapter 4.12)

SUMMARY OF POTENTIAL ENVIRONMENTAL IMPACTS REQUIRING MITIGATION:

Provided below is an overview of each of the environmental sections contained within the Draft EIR that includes a project description and/or background information, the significant potential project-specific and cumulative environmental impacts and the mitigation measures developed to reduce these impacts where feasible. This staff report has been written to provide information about these environmental issues that are addressed in the Draft EIR; the staff report, however, does not provide a discussion or analysis of these issues.

Chapter 4.2 – Air Quality

Impact 4.2.3 Violate Standard or Contribute Substantially to an Air Quality Violation: Long-Term Operational Emissions

The project could result in long-term operational emissions that could violate or substantially contribute to a violation of federal and state standards and thresholds. Specifically, reactive organic gases (ROG) from fireplaces and wood stoves. Fireplaces and wood stoves have the potential to have a negative impact on the air quality for the area. In order to address this impact, mitigation measures are proposed to prohibit wood-burning fireplaces within this development. Natural gas fireplaces would be acceptable.

Chapter 4.3 – Biological Resources

The project area is located in the Tahoe-Truckee ecological subsection, where there is gentle to steep plateaus, mountains, stream-cut canyons, and glacially eroded valleys. The predominate natural plant community include various types of coniferous forests and sagebrush understory, which is dominated by Jeffery pine, lodge pole and white fir and a understory shrub community consisting of bitter cherry, green leaf Manzanita, serviceberry, pinemat, current and antelope bitterbrush which is not considered a sensitive natural community. The western boundary of the project site borders near Squaw Creek, which has aquatic and riparian habitat conditions. Previous studies, site review and the draft Wetlands Delineation Report show no wetlands or jurisdictional waters exist on the site. There is evidence of human disturbance on the site, which includes refuse and construction materials, and in some cases soil has been moved around to create unnatural depressions and earthen mounds.

Impacts to: 4.3.1 Special Status Plant Species, 4.3.3 Nesting Birds and Raptors and 4.3.4 Special status Bat Species

Although no special status nor threatened plant or animal species were observed on the site, there is potential for thirteen special status species to occur on the parcels. These include five plants species; Davy's sedge, Donner Pass buckwheat, Starved daisy, Plumas ivesia and Alder leaf buckthorn and eight special-status wildlife species; the Sierra Nevada yellow-legged frog, Northern goshawk, Olive-sided flycatcher, Yellow warbler, Willow flycatcher California spotted owl, Sierra Nevada mountain beaver, Sierra Nevada snowshoe hare, Pallid bat, Townsend's big-eared bat, spotted bat, and the Western red bat.

The document includes mitigation measures requiring pre-construction surveys for the potential special status species prior to project construction to confirm the project will not impact these species. If these special species are present, mitigation measures are proposed to reduce these impacts to a less than significant level.

Impact 4.3.7 Conflict with Local Policies and Ordinances – Tree loss

Project related activities would result in the removal of 616 of the 1,297 trees on-site that would require compliance with Tree Preservation in Area East of Sierra Summit. On-site trees include white fir, Jeffery pine, and lodgepole pine ranging in size from 6 inches to 42 inches diameter at

breast height. The project would retain three of the four larger trees (over 32 inches in diameter), while the fourth tree is in poor health would be removed for safety. The impacts of the project will be reduced to a less than significant level through the review and approval of the Improvement Plans which will incorporate the appropriate BMPs to protect the remaining trees from construction damage and to retain the older trees.

Impact 4.3.8 Cumulative impacts to Special-status Species and Habitat

Cumulative impacts to Special-status Species and Habitat include a mitigation measures to participate in Squaw Valley groundwater and riparian monitoring and compensation if required. As part of the project applicants Development Agreement with the Squaw Valley Public Service District, the project applicant shall participate in the implementation of Village at Squaw Valley Specific Plan related to well system management, monitoring of riparian habitat, and compensation for lost riparian habitat at a 1:1 ratio.

Chapter 4.4 - Cultural Resources

Impacts 4.4.1 and 4.4.2 Potential Destruction or Damage to Known or unknown Cultural, Prehistoric, or Historic Resources

The cultural resources study that was conducted on the Palisades at Squaw sites did not identify any cultural resources eligible for listing in the California Register of Historic Resources. There may be resources that are buried on the site, however, that could be unearthed during development activities. A mitigation measure is added to the Improvement Plans that if any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a qualified archaeologist retained to evaluate the deposit. If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department.

Chapter 4.5 Geology and Soils

The site consists primarily of gently rolling terrain with elevations ranging from 6,114 to 6,150 feet above mean sea level. Site topography is gently to moderate sloping with gradients with an 8 percent slope in the eastern portion of the site near State Route 89. It is estimated that roads and utility excavation will disturb ± 3.98 acres of the site and ± 14.81 acres would be graded within the building envelopes of the residential lots.

Impact 4.5.1 Surface Fault Rupture

An inferred earthquake fault has been mapped across the eastern portion of the project site, requiring further evaluation to determine its potential for surface rupture. Since the inferred fault cannot be observed on the surface due to the presence of recent deposits, a mitigation measure is required to have the applicant hire a geologist registered with the State of California to perform a geological investigation designed to identify the location and nature of faulting that may affect the project during the Improvement Plan submittal.

Impact 4.5.5 Unstable Soil or Geological Unit

The proposed project will require cuts and fills along with excavations that could become unstable if not properly designed and constructed. The potential environmental impacts include the possibility of erosion due to the amount of earthwork and construction on potentially hazardous slopes. The mitigation measures proposed for this project including compliance with the County's Grading Ordinance and the preparation of the following reports/plans: erosion control/ winterization plan, drainage report, geotechnical report, and improvement plans.

Chapter 4.7 – Hazards and Hazardous Materials

Impact 4.7.1 Potential Exposure to Hazardous Materials

There is no evidence that the project site ever supported any residential, commercial or agricultural use, mining operation or industrial development, however, there is evidence that hazardous materials may have been used or stored on the site. During project construction, all debris on the project site shall be removed and disposed of at an appropriate landfill. Should ground staining be found under or around any debris on the project site, the applicant shall immediately stop work and contact Environmental Health Services. Potential hazard on the site is the possible presence of radon. As a proposed mitigation measure, all residential structures shall be designed to mitigate for the presence of radon and ensure adequate indoor air quality.

Impact 4.7.2 Impacts to Emergency Access

Prior to project construction activities, the project applicant shall submit to Department of Public Works a construction traffic control plan to schedule and plan anticipated methods of handling traffic for each phase of construction to ensure the safe flow of traffic and adequate emergency access.

Chapter 4.8 – Hydrology and Water Quality

Impact 4.8.1 Degrading Surface and Groundwater Water Quality During Construction

Project construction would result in the alteration of the site's drainage patterns, increased storm water flows and a potential reduction in the water quality of the offsite flows. Storm drain from on- off-site impervious surface shall be collected and routed through specifically designed catch basins, vegetated swales, vaults and water quality basins for entrapment of sediment debris during construction. Any future building permits for the subject site shall also obtain a grading permit for the installation of permanent water quality BMP's.

Impacts 4.8.2 Degrade Surface and Groundwater Water Quality and 4.8.3 Increase Stormwater runoff

A final drainage report will be prepared in conformance with the Land Development Manual and the Placer County Storm Water Management Manual (SWMM) those details pre- and post-project watersheds, impacted drainage facilities, proposed onsite and offsite improvements and the identification of new drainage facilities or improvements to existing facilities. In order to ensure that impacts to downstream areas will be minimized, the project will comply with the Placer County Flood Control and Water Conservation District's SWMM and the Land Development Manual for the design and construction of storm drainage systems. The Improvement Plans shall show In order to obtain coverage under the National Pollutant Discharge Elimination System (NPDES), the project will prepare a Storm Water Pollution Prevention Plan (SWPPP) that will be designed to reduce or eliminate pollutant discharges to surface waters. Post-construction storm water runoff from the proposed project could potentially contain urban contaminants that could degrade water quality. The project will prepare post-development Storm water Management Plan (SWMP) that will be implemented by the Homeowner's Association.

Chapter 4.9 – Noise

Impacts 4.9.1 Exposure to Short-Term Construction Noise

A temporary increase in the ambient noise levels is anticipated from the site preparation and construction activities (e.g., clearing, excavating, grading, etc.). This will be mitigated through limiting the days and hours allowed for construction and through equipment maintenance

Impacts 4.9.3 Exposure of Sensitive Receptors to New or Additional Operational Stationary Noise Sources.

The project site is located in a relatively urban setting, along State Route 89 traffic corridor. The principal sources of ambient noise in the area include vehicle traffic on State Route 89 and Squaw Valley Road and residential activities. The single-family residences that surround the project represent the noise sensitive land uses in the vicinity. Residential building equipment shall be designed and installed so that operational noise levels at nearby noise-sensitive land uses would not exceed applicable Placer County noise standards.

Chapter 4.10 – Population and Housing

Impact 4.10.2 Employee Housing

As previously discussed, the project proposes the development of 63 attached and detached single-family residential units on the project site. The residential use will not generate any employment. However, the proposed project may result in indirect employment growth, requiring the construction of additional employee housing. This impact would be potentially significant. The Placer County General Plan requires that new development in the Sierra Nevada provide housing for a minimum of 50 percent of the full-time equivalent employees (FTEE) generated by a development. The proposed project was determined to generate 2 FTEE's.

The project shall mitigate potential impacts to employee housing through compliance with the Placer County General Plan. Compliance shall also be demonstrated prior to approval of improvement plans by submitting an employee housing mitigation plan detailing the method of providing the required employee housing units, proposed occupancy, (rental or the sale), number of employees served by the housing units, or in the case of in-lieu fee payment.

Chapter 4.12 – Transportation and Traffic

Impact 4.12.5 Site Distance

The traffic study analyzed the potential traffic hazard associated with the location of the project entrance on Creeks End Court. The available sight distance is inadequate for the traffic movements that will be occurring at the project entrance. As mitigation for this potentially significant impact, the project shall demonstrate at least 275 feet of corner sight distance at the proposed site access intersection along Creeks End Court, per Placer County Land Development Manual Plate R-17.

Impact 4.12.7 Transit Services

Because the proposed project is a market rate residential development, the transit ridership generated by the project is expected to be modest. However, to ensure ongoing concurrence with transit plans in the valley, the projects homeowner's association shall join and participate in the Truckee-North Tahoe Transportation Management Association. The applicant will also submit to the county for review and approval the level of assessment necessary for the establishment of a Zone of Benefit (ZOB).

Impact 4.12.10 Cumulative Intersection Operations

Development of the Palisades at Squaw project would generate new vehicle trips and potentially affect traffic operations on nearby road and at nearby intersections. The number of vehicle trips that are expected to be generated by the proposed development was estimated using typical trip generation rates for single-family residential lots within the project study area. For the proposed 63 single-family residential lots, with the potential of 17 guest/secondary units for the project is estimated to generate 449 vehicle trips per day. Of that daily total, an estimated 80 trips would be generated during the PM peak hour.

The LSC 2015 traffic study indicates that, under the existing plus project scenario, the incremental increase in traffic generated by the project is not a substantial increase and that the LOS standard for area intersections will not be exceeded but would contribute to the cumulative impacts in Squaw Valley. As a mitigation measure for the project, the applicant shall pay required traffic impact fees and participate in the Truckee-North Tahoe Transportation Management Association.

ALTERNATIVES:

This section presents a summary of the alternatives considered for the proposed project and their ability to achieve or partially achieve the fundamental project objectives. In determining what alternatives should be considered in the EIR, it is important to consider the objectives of the project, the project's significant effects, unique project considerations, and the feasibility of proposed alternatives. The alternatives evaluated for this project include the following, which are described below:

- No Project Alternative
- Maximum Density Development Alternative
- Reduced Density Development Alternative

The Draft EIR discussion of Alternatives 1 and 2 is qualitative. The Draft EIR provides a far more detailed and qualitative discussion and analysis of Alternative 3. Table 6.0-1 on page 6.0-11 provides a comparison of the three Alternatives. Based upon the criteria of reducing impacts and meeting most of the project objectives, Alternative C – Reduced Density Development Alternative was found to be the Environmentally Superior Alternative. A brief summary of each alternative follows:

Alternative 1 – No Project

The No Project Alternative (no Development) would result in the project site remaining vacant and undeveloped. Under this alternative, there would be no change to the project site and under this alternative, no physical effects would occur and this alternative is not analyzed further in the DEIR.

Alternative 2 – Maximum Density Development

The Squaw Valley General Plan and Land Use Ordinance designate the project area as High Density Residential – Density Factor 20 (HDR DF-20) which would allow residential uses at a density of up to 20 bedrooms per acre. Based on the maximum density, the site could be developed with up to 240 residential units. The maximum density project would not reduce any of the impacts identified with the proposed project and would in fact result in greater impacts compared to the proposed project.

In summery there would be additional environmental impacts such as grading, hydrology and water quality that all could be mitigated. However, the more sever impacts listed below can also be mitigated, but would include additional mitigation measures:

- Aesthetics, Light and Glare: The mass of development would increase along with the removal of more trees, and reduction of open space;
- Air Quality and Greenhouse Gas Emissions: The construction of the project would be a longer period with operation of additional construction equipment and air pollution and greenhouse gases, in addition to increased vehicle trips with the added dwellings;

- Biological Resources: The area of development would increase and remove more trees which would increase impacts to biological resources;
- Cultural Resources: The area of soil disturbance will increase compared to the proposed project and may result in an increase of discovering cultural resources.
- Hydrology and Water Quality: The development would result in more residential units and increase impervious surface area and increase storm run-off, which would lower groundwater elevations and impact aquatic and riparian habitat on Squaw Creek;
- Noise: Construction noise and vibration would increase as a result of a larger project. Additionally more residents and visitors would enter and leave the site which would increase operational and vehicle noise.
- Population and Housing: The additional units would increase the potential for more employee housing which could be mitigated through the project mitigation measures;
- Public Service and Utilities: Based on the per unit water demand rate of 55 gallon per day, this alternative would demand double the 49.3 acre feet of water which may result in a new water well facility.
- Transportation and Traffic: This alternative would result in volume increase and would result in impacts to level of service that could negatively affect the existing intersections and traffic flow.

Alternative 3 – Reduced Density Development

The Reduced Density Development Alternative would result in a development of a residential neighborhood of up to 30 residential units. The reduced density development alternative would not increase any of the impacts in the project EIR. The reduced development would reduce impacts compared to the proposed project. The specific impacts that would be reduced include aesthetics, light and glare; air quality and greenhouse gas emissions; hydrology and water quality; noise; population and housing; public service; and transportation and traffic.

Impacts that would be identical or similar to the proposed project include biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality; public service and utilities.

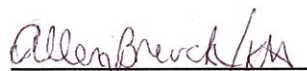
TIME FRAMES:

The 45-day public comment period for the Palisades at Squaw Draft EIR will close at 5:00 p.m. on November 4, 2016.

RECOMMENDATION:

The Environmental Review Committee recommends that the Planning Commission receive public comments on the Draft EIR and direct staff to respond to all written and oral comments in the Final EIR.

Respectfully submitted,



Allen Breuch, Chairperson
Environmental Review Committee

ATTACHMENTS:

Attachment A - Vicinity Map

Palisades at Squaw Draft Environmental Impact Report (distributed under separate cover September 20, 2016)

cc:

Applicant

Rick Eiri- Engineering and Surveying Division

Environmental Health Services

Air Pollution Control District

Andy Fisher - Parks Department

Gerry Cardin - County Counsel

Karin Schwab – County Counsel

Paul Thompson - CDRA Interim Director

Shawna Brekke-Read – CDRA Principal Management Analyst - Tahoe

EJ Ivaldi – Deputy Planning Director

Crystal Jacobsen – CDRA Environmental Coordinator

Subject/chrono files

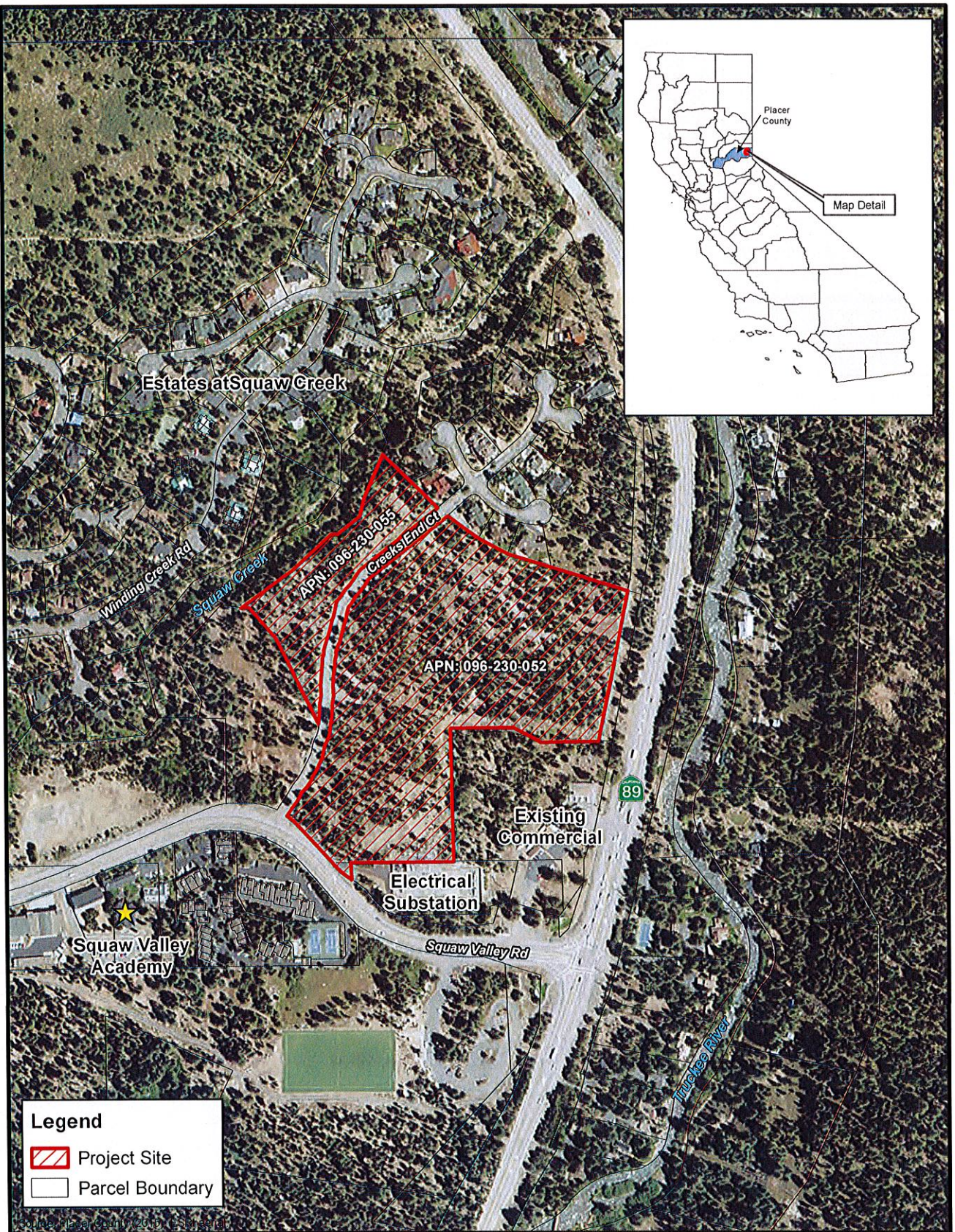


Figure 2.0-1
Regional Vicinity

Michael Baker
INTERNATIONAL